

**MANAGEMENT CERTIFICATE  
OF  
RIVER FARM RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of River Farm Residential Community, Inc. and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: River Farm.
2. The name of the association: River Farm Residential Community, Inc., a Texas non-profit corporation.
3. The recording data for the subdivision: That certain real property in Bell County, Texas, as described on Exhibit "A" to that certain River Farm Amended and Restated Master Covenant [Residential], recorded under Document No. 2022059898, Official Public Records of Bell County, Texas (the "Covenant").
4. The recording data for the Covenant with any amendments and/or supplements to the Covenant: The recording data for the Covenant and any amendments and supplements thereto, are particularly described on Attachment 1 attached hereto and incorporated herein by reference.
5. The name and mailing address of the association: River Farm Residential Community, Inc., c/o FirstService Residential, 5316 W. US Hwy 290, Ste 100, Austin, Texas 78735.
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name:	FirstService Residential – Attn: Abraham Salazar
Mailing Address:	5316 W. US Hwy 290, Ste 100, Austin, Texas 78735
Telephone Number:	512-266-6771
Email Address:	Abraham.Salazar@fsresidential.com
7. Website to access the association's dedicatory instruments: <https://riverfarmtx.com>.
8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Working Capital Assessment - \$500.00.

Transfer Fee - \$350.00.

Resale Certificate Fee - \$375.00.

The association fees cover all costs that the association incurs related to a property transfer in the subdivision.

RIVER FARM RESIDENTIAL COMMUNITY, INC.  
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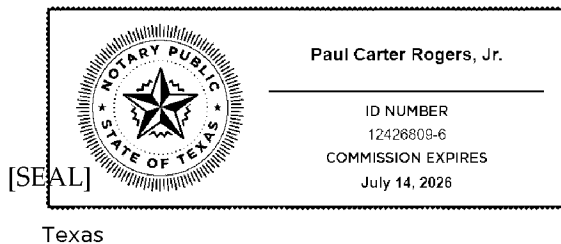
EXECUTED to be effective on the date this instrument is Recorded.

**RIVER FARM RESIDENTIAL COMMUNITY, INC.,** a  
Texas non-profit corporation

By: *Rick Neff*  
Rick Neff, President

STATE OF TEXAS                   §  
   §  
COUNTY OF COLLIN           §

This instrument was acknowledged before me this 3 day of January, 2023 by Rick Neff, President of River Farm Residential Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



*[Signature]*

Notary Public Signature 07/14/2026

Notarized online using audio-video communication

**AFTER RECORDING RETURN TO:**

Robert D. Burton, Esq.  
Winstead PC  
401 Congress Ave., Suite 2100  
Austin, Texas 78701  
Email: [rburton@winstead.com](mailto:rburton@winstead.com)

RIVER FARM RESIDENTIAL COMMUNITY, INC.  
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**ATTACHMENT 1****RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS**

1. River Farm Amended and Restated Master Covenant [Residential], recorded as Document No. 2022059898, Official Public Records of Bell County, Texas.
2. River Farm Amended and Restated Development Area Declaration [Residential], recorded as Document No. 2022062407, Official Public Records of Bell County, Texas.
3. River Farm Amended and Restated Community Manual, recorded as Document No. 2022060018, Official Public Records of Bell County, Texas.
4. River Farm Amended and Restated Community Enhancement Covenant [Residential], recorded as Document No. 2022060090, Official Public Records of Bell County, Texas.
5. River Farm Amended and Restated Adoption of Working Capital Assessment, recorded as Document No. 2022059993, Official Public Records of Bell County, Texas.
6. River Farm Homebuilder Design Guidelines, recorded as Document No. 2022073837, Official Public Records of Bell County, Texas.



**Bell County  
Shelley Coston  
County Clerk  
Belton, Texas 76513**

**Instrument Number: 2023000293**

As

**CERTIFICATE**

**Recorded On:** January 04, 2023

**Parties:** RIVER FARM RESIDENTIAL COMMUNITY INC

**To** RIVER FARM

**Comment:**

**Billable Pages: 3**

**Number of Pages: 4**

( Parties listed above are for Clerks' reference only )

**\*\* Examined and Charged as Follows \*\***

CLERKS RMF:	\$5.00
COURT HOUSE SECURITY:	\$1.00
RECORDING:	\$13.00
<b>Total Fees:</b>	<b>\$19.00</b>

**\*\*\*\*\* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

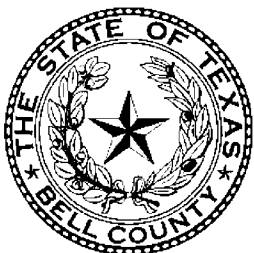
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information**

Instrument Number: 2023000293  
Receipt Number: 323482  
Recorded Date/Time: 01/04/2023 10:02:07 AM  
User / Station: zbranead - BCCCD0642

**Record and Return To:**

Winstead PC - Austin  
401 CONGRESS AVENUE, SUITE 2100  
AUSTIN, TX 78701



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston  
Bell County Clerk